

Meeting Minutes

Joint Meeting of the  
Community Development Authority  
and Finance Committee

April 21, 2008, 6:50 p.m.

Council Chambers, 1516 Church St.

CDA Members Present: Mr. Andrew Halverson, Chairman, Mr. Perry Pazdernik, Mr. George Hanson, Ms. Marge Molski, Mr. Paul Adamski and Ms. Barbara Kranig

CDA Member(s) Not Present: Mr. Larry Sipiorski.

Finance Members Present: Alderpersons Molski, Hanson, Stroik, Moore, and Walther.

Also Present: Mr. James R. Hamilton, Secretary, Housing Authority, Mr. John Gardner, Community Development Authority, Mr. Louis Molepske, City Attorney, Mr. John Moe, City Clerk, Mr. John Schlice, Comptroller Treasurer.

The meeting, held in the Council Chambers at the County City Building, was called to order by Chairman Halverson at 6:02 p.m.

The first item on the agenda was Review and Approval of the Developer Agreement between the CDA and Marshfield Clinic. Chairman Halverson began by asking City Attorney Molepske to summarize the agreement.

Mr. Molepske began by describing the site. He said the Agreement was for 18.1 acres, owned by C.A. Klasinski, located at the intersection of Hwys. 66 and 39. He said because some of the land was being retained by the seller, the Agreement would recognize an easement granted to the seller for access to the remaining parcel. The easement would be used by Klasinski and the Marshfield Clinic to access their respective property. Mr. Molepske indicated that the seller and Marshfield Clinic would work out the details of the easement prior to the transaction between the Klasinski and the CDA. Mr. Molepske said the City would extend water and sewer to the property retained by the seller and that the seller would remain liable for any environmental problems on the site should they arise.

Mr. Molepske said the CDA has an option to buy the property from Klasinski for \$2,523,080 and has a corresponding offer to purchase the property from Marshfield Clinic for \$2,252,750. The offer to purchase spells out the purchase price and other conditions. He said the CDA was agreeing to sell to parcel to the Clinic for \$125,000 per acre. He said the Clinic in turn agrees to construct a facility of 20,000 to 30,000 square feet which would occur within the next four years.

Mr. Molepske said if the development did not occur with the four-year period, the Clinic would pay a PILOT payment to the City of \$120,000. He said there is also some access restrictions imposed by the state on Hwy. 66 and that those will be accommodated by the City. He said this issue would not be undertaken unless the Clinic develops the site. Mr. Molepske said the CDA also retained the right to purchase the parcel back from the Clinic for the price the Clinic paid if the development does not occur.

The Chair said the difference between the purchase price paid to Klasinski and received from the Clinic, \$270,330, would come from available funds held by the CDA for job growth/tax base expansion.

The Chair then asked if anyone had questions.

**Ms. Kranig asked for a clarification about when off-site improvements would be made vis-à-vis on-site development. Mr. Molepske said no City required improvements would be done until the Clinic began to develop the site.**

Ms. Kranig pointed out that the Agreement said the City would provide Klasinski with 150 feet of sewer/water lines. She asked if this would still be required if the Clinic did not build but Klasinski did. Mr. Molepske said yes.

Aldersperson Stroik asked if the property would remain on the tax rolls. Mr. Molepske said, as the CDA would only own the property for a short time between Klasinski's ownership and the Clinic's, it would remain on the rolls at all times. Chairman Halverson said that the value, and hence tax rate, would actually increase commensurate with the purchase price and any improvements that were eventually made on the property going forward.

Aldersperson Moore asked about time line for development. He asked if the Clinic's four-year time line was realistic. Bob Peterson, Marshfield Clinic Representative, said the reason it was structured the way it was is because the Clinic intends to build within the next four years.

Aldersperson Heart asked about the funds the City is committed to spend on improvements and when they would be incurred. Mayor Halverson said the money would either come from the Industrial Park Fund or from the Special Land Purchase Fund. Treasurer Schlice said the balances in those accounts were \$397,684 and \$225,000 respectively. Mr. Halverson said the money could come from CDA investments as those funds were built back up. He said if development did not occur for a couple of years it is likely money would come from CDA earnings.

[The vote for the Resolution was first considered by the Finance Committee.]

Aldersperson Hanson moved, Aldersperson Molski seconded, approval of the Development Agreement between CDA and the Marshfield Clinic.

Roll Call: Ayes: Hanson, Walther, Molski, Stroik, Moore.

Nays: None. Motion Carried.

The resolution was then considered by the CDA. Chairman Halverson asked for a motion to approve the Development Agreement between the Community Development Authority of the City of Stevens Point and Marshfield Clinic. Moved by Mr. Pazdernik, second by Ms. Kranig, to approve the resolution. There being no further questions or comments the Chair asked the Secretary to call the roll.

Ayes:

Kranig  
Adamski  
Hanson  
Molski  
Pazdernik  
Halverson

Nays:  
None

Resolution was adopted.

The next item on the agenda was the resolution authorizing the Community Development Authority of the City of Stevens Point to acquire approximately 18.1 acres of land at the North East Corner of Highway 66 and Interstate 39 for development purposes.

Approval of the resolution was moved by Mr. Adamski, second by Chairman Halverson.  
The Chair asked for questions or comments. Seeing none, the Chair asked the Secretary to call the roll.

Ayes:

Kranig  
Adamski  
Hanson  
Molski  
Pazdernik  
Halverson

Nays:  
None  
Resolution was adopted.

The next item on the agenda was the resolution authorizing the Community Development Authority of the City of Stevens Point to convey approximately 18.1 acres of land at the North East Corner of Highway 66 and Interstate 39 for development of a medical clinic.

Approval of the resolution was moved by Ms. Molski, second by Ms Kranig. The Chair asked for questions or comments. Seeing none, the Chair asked the Secretary to call the roll.

Ayes:

Kranig  
Adamski  
Hanson  
Molski  
Pazdernik  
Halverson

Nays:  
None

Resolution was adopted.

[The next agenda item, resolution authorizing the City of Stevens Point to advance funds to acquire land and be reimbursed by the Community Development Authority of the City of Stevens Point and Marshfield Clinic, was a Finance Committee matter]

Aldersperson Moore moved, Aldersperson Stroik seconded, to authorize the City of Stevens Point to advance funds to acquire land and be reimbursed by the Community Development Authority of the City of Stevens Point and Marshfield Clinic.

Roll Call: Ayes: Hanson, Walther, Molski, Stroik, Moore.  
Nays: None. Motion Carried.

There being no other business to come before the CDA the Chair declared the meeting adjourned at 6:21 p.m.

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